

ADOPTED: FEBRUARY 6, 2024  
APPROVED: [Signature]  
DATE: 2/16/2024  
ATTEST: [Signature]

ADOPTED: February 6, 2024

**ORDINANCE NO. 2-2024  
OF THE GOVERNING BODY  
OF THE BOROUGH OF BLOOMINGDALE**

**AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE**

**WHEREAS**, the Borough Code currently sets forth zoning standards and restrictions throughout the Borough, including those governing the number of bedrooms permitted in certain zones; and

**WHEREAS**, the Borough Administration has reviewed the Code and recommended certain changes be made in order to ensure the requirements of the Affordable Housing ordinances are included within each individual zone;

**WHEREAS**, the Borough Council has reviewed and accepted the recommended changes as being in the best interest of the Borough.

**NOW THEREFORE BE IT ORDAINED**, by the Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey, as follows:

**SECTION 1.** Chapter 92 "Zoning", Section 92-49 "R-G Garden Apartment Zone" shall be amended to read as follows:

**§92-49 R-G Garden Apartment Zone.**

D. Development regulations for garden apartments.

(6) Minimum floor area of apartments. The minimum floor space within single-family dwelling units shall be as follows:

<b>Number of Bedrooms</b>	<b>Minimum Floor Space (square feet)</b>
0 (efficiency apartments)	550
1	650
2	800
3 (affordable housing units only)	960

All other portions of this Section not addressed herein shall remain unchanged.

**SECTION 2.** Chapter 92 “Zoning”, Section 92-50 “R-M In-Town Apartment and Senior Citizen Housing Zone” shall be amended to read as follows:

**§92-50 R-M In-Town Apartment and Senior Citizen Housing Zone.**

D. Development regulations for garden apartments and, as a conditional use, apartments for senior citizens

- (6) Minimum floor area of apartments. The minimum floor space within each dwelling unit shall be as follows.

<b>Number of Bedrooms</b>	<b>Minimum Floor Space for Garden Apts (square feet)</b>	<b>Minimum Floor Space for Senior Citizen Units</b>
0 (efficiency)	550	450
1	650	600
2	800	750
3 (affordable housing units only)	960	N/A

All other portions of this Section not addressed herein shall remain unchanged.

**SECTION 3.** Chapter 92 “Zoning”, Section 92-55 “B-1 General Business Zone” shall be amended to read as follows:

**§92-55 General Business Zone.**

L. Dwelling unit development regulations.

- (1) Number of bedrooms. No dwelling unit shall have over two bedrooms.
- (2) Minimum habitable floor space.

<b>Number of Bedrooms</b>	<b>Minimum Floor Space - Square Footage</b>
0	550 square feet (efficiency)
1	650 square feet
2	800 square feet
3 (affordable housing units only)	960 square feet

- (3) Efficiency units shall not exceed 20% of total number of dwelling units.

All other portions of this Section not addressed herein shall remain unchanged.

**SECTION 4.** Chapter 92 “Zoning”, Section 92-55.1 “B-1-A Commercial Zone” shall be amended to read as follows:

**§92-55.1 B-1-A Commercial Zone.**

D. Development standards.

- (9) Dwelling unit development regulations.
  - (a) Number of bedrooms. No dwelling unit shall have over two bedrooms.
  - (b) Minimum habitable floor space.

Number of Bedrooms	Minimum Floor Space - Square Footage
0	550 square feet (efficiency)
1	650 square feet
2	800 square feet
3 (affordable housing units only)	960 square feet

- (c) Efficiency units shall not exceed 20% of total number of dwelling units.

All other portions of this Section not addressed herein shall remain unchanged.

**SECTION 5.** Chapter 92 “Zoning”, Section 92-55.2 “Bloomingdale Center District Zone (BCD)” shall be amended to read as follows:

**§92-55.2 Bloomingdale Center District Zone (BCD).**

K. Dwelling unit development regulations.

- (1) Number of bedrooms. No dwelling unit shall have over two bedrooms.
- (2) Minimum habitable floor space.

Number of Bedrooms	Minimum Floor Space - Square Footage
0	550 square feet (efficiency)
1	650 square feet
2	800 square feet
3 (affordable housing units only)	960 square feet

- (3) Efficiency units shall not exceed 20% of total number of dwelling units.

All other portions of this Section not addressed herein shall remain unchanged.

**SECTION 6.** All ordinances or parts of ordinances of the Borough of Bloomingdale inconsistent herewith are repealed to the extent of such inconsistency.

**SECTION 7.** If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

**SECTION 8.** This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

BOROUGH OF BLOOMINGDALE  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

ATTEST:



Breeanna Smith, Clerk

By:   
John D'Amato, Mayor

**PUBLIC NOTICE**

**ORDINANCE NO. 2-2024  
OF THE GOVERNING BODY  
OF THE BOROUGH OF BLOOMINGDALE**

**AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE**


**NOTICE IS HEREBY GIVEN**, that the above Ordinance was introduced and passed on first reading at an Official Meeting of the Governing Body of the Borough of Bloomingdale, County of Passaic, State of New Jersey held in the Municipal Building on January 2, 2024, and the same shall come up for final passage at an Official Meeting of the Governing Body to be held on

February 6, 2024 at 7PM, at which time any persons interested shall be given the opportunity to be heard concerning said Ordinance. Copies of this Ordinance are available in the Clerk's Office located at 101 Hamburg Turnpike, Bloomingdale, New Jersey.

**Purpose/Summary of Ordinance No. 2-2024:**

WHEREAS, the Borough Code currently sets forth zoning standards and restrictions throughout the Borough, including those governing the number of bedrooms permitted in certain zones. The Borough Administration has reviewed the Code and recommended certain changes be made in order to ensure the requirements of the Affordable Housing ordinances are included within each individual zone. The recommendation includes amending Chapter 92 "Zoning" sections:

- Section 92-49 R-G Garden Apartment Zone.
- Section 92-50 "R-M In-Town Apartment and Senior Citizen Housing Zone"
- Section 92-55 "B-1 General Business Zone"
- Section 92-55.1 "B-1-A Commercial Zone"
- Section 92-55.2 "Bloomingdale Center District Zone (BCD)"

  
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Breeanna Smith, RMC  
Municipal Clerk